



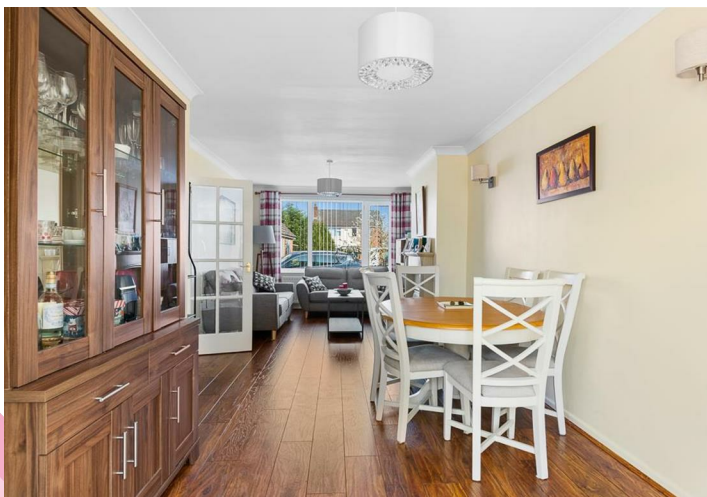
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Marlborough Close, Wistaston, Crewe CW2 8JQ

Offers in excess of £280,000



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Entrance Porch

Double glazed composite door to front elevation, double glazed window to side elevation.

Entrance Hall

Double glazed door to front elevation having double glazed glass side panels to both sides, stairs to first floor landing, under stairs storage cupboard, wood effect laminate flooring, radiator, doors to:-

Open Plan Living

The property boasts an exquisite open plan living space resulting from an extension and being opened up to create an excellent size lounge/dining room which flows beautifully into the stunning kitchen area, offering an impressive, spacious and versatile living space perfect for family time, socialising and entertaining.

Lounge/Dining Room

24'8 max x 10'8 max (7.52m max x 3.25m max)

This excellent size open plan lounge/dining room has double glazed window to front elevation, feature fireplace having marble effect surround, inlay and hearth with living flame coal effect gas fire, coving to ceiling, wood effect laminate flooring, radiator, opening to:-

'L' Shaped Kitchen

17'3 max x 13'7 max (5.26m max x 4.14m max)

This stunning modern and stylish refitted 'L' shaped kitchen has double glazed french doors to rear elevation, double glazed window to rear elevation, comprising a range of wall, base and drawer units having high gloss finished doors with quartz granite work surfaces over, incorporating stainless steel sink

with single drainer and mixer tap, induction hob having stainless steel extractor canopy over, built in oven, comprising a range of integrated appliances to include; microwave, fridge, freezer and dishwasher, tiled flooring, radiator.

Family Room

13'2 max x 13'2 max (4.01m max x 4.01m max)

Double glazed door to side elevation, double glazed windows to both side and rear elevations, radiator.

Utility Room

7'9 x 4'1 (2.36m x 1.24m)

Having marble effect work surfaces with recess below for washing machine and tumble dryer, wall mounted gas central heating boiler, tiled flooring, doors leading to both bedroom four and shower room.

Bedroom Four

11'5 to wardrobe x 9'8 max (3.48m to wardrobe x 2.95m max)

Double glazed window to side elevation, comprising a range of fitted wardrobes, wood effect flooring, radiator.

Shower Room

This modern style refitted shower room has double glazed window to side elevation, comprising low level WC, vanity wash hand basin having storage below, double shower enclosure having power shower over and glass pivot door, fully tiled walls, extractor fan, recessed spotlights to ceiling, tiled flooring, radiator.

First Floor Landing

Double glazed skylight to ceiling, loft access, door leading to partially boarded secondary loft space, doors to:-

Bedroom One

11'5 to wardrobe x 9'6 max (3.48m to wardrobe x 2.90m max)

Double glazed window to front elevation, comprising a range of fitted wardrobes, wood effect laminate flooring, radiator.

Bedroom Two

10'7 x 9'7 (3.23m x 2.92m)

Double glazed window to rear elevation, wood effect laminate flooring, radiator.

Bedroom Three

12'3 max x 9'8 (3.73m max x 2.95m)

Double glazed window to front elevation, wood effect laminate flooring, radiator.

Family Bathroom

This modern style refitted family bathroom has double glazed window to rear elevation, comprising low level WC, vanity wash hand basin having storage below, panelled bath having shower over and glass shower screen, fully tiled walls, wood effect laminate flooring, modern style heated towel rail.

Outside/Externally

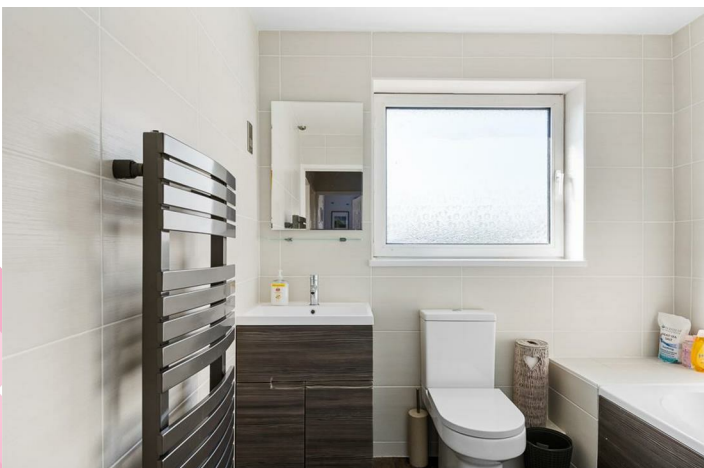
To the front the property has a paved driveway providing ample off road parking and access to the detached single garage with pathway to the side of the property leading to the side and rear garden area accessed via wooden gate.

To the side of the property there is a block paved pathway with garden area being to lawn having pergola over and well stocked borders with an array of mature shrubs and trees, whilst to the rear of the property, there is a beautiful good size enclosed south facing garden having paved patio area with steps leading down to further block paved and gravelled patio areas and garden area being laid to lawn having well stocked borders with an array of mature shrubs and trees, this all being enclosed by fencing.

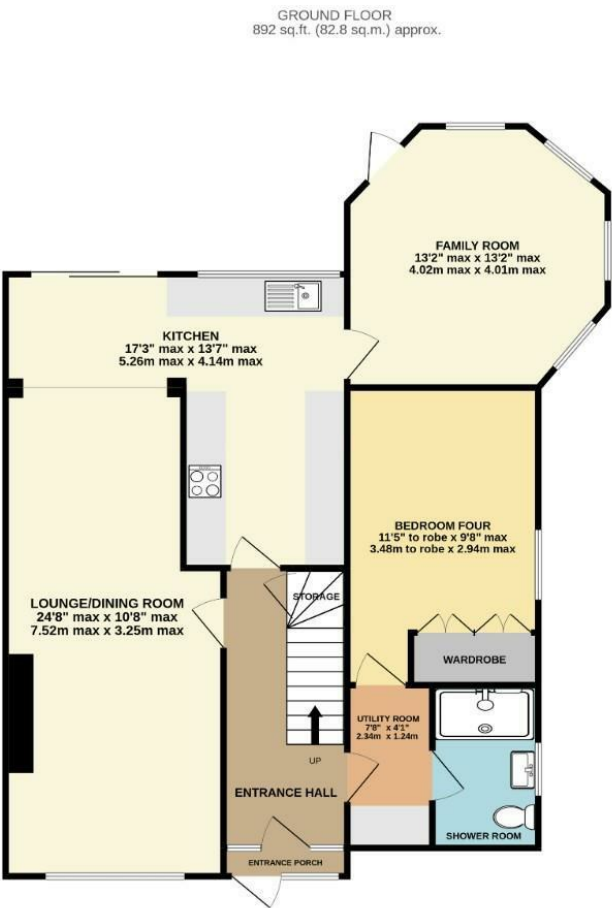
Detached Garage

19'5 x 8'7 (5.92m x 2.62m)

This detached single garage has electric roller shutter door to front elevation, pedestrian door to side elevation and lighting.



Floor Plan



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 sq.m.) approx.

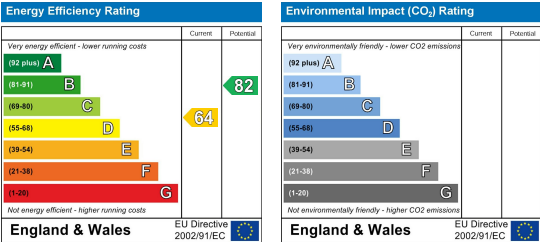
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewing

Please contact us on 01606 514 152 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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